



## City of Morgan's Point Resort

### Agenda

#### City Council Regular Session

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Tuesday, July 08, 2025

6:00 PM

MPR EVENT CENTER – 60

Morgan's Point Blvd

To View the meeting go to: [www.MorgansPointResortTX.com/YouTube](http://www.MorgansPointResortTX.com/YouTube)

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#### Call to Order

#### Invocation

#### Pledge of Allegiance

#### Presentations

#### Citizen Comments on Agenda Items

*This is an opportunity for members of the public to suggest the addition of topics for the discussion, or to address topics of interest, with the presentation limited to three (3) minutes. All speakers will conduct themselves in an orderly and lawful manner. All speakers will be recognized prior to speaking and will announce their name and address to be included in the minutes. State law prohibits the Mayor and Members of the City Council from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law.*

#### Public Hearings

1. **PH-25-007** Hold a public hearing for 29 Vista Dr, MPR, TX, Special Use Permit (SUP) for Short Term Rental (STR) application

**OR-25-011** Discuss and consider an Ordinance granting a specific use permit for 29 Vista Dr, Morgan's Point Resort, Texas, section 8b, block 005, lot(s) 0011, bell cad parcel id 1795

#### Consent Agenda

*All items under this heading are considered to be routine and may be enacted by one motion, unless the Mayor or a Councilmember request that an item be removed for separate discussion. Any item removed from the Consent Agenda will be considered immediately following the motion to approve the Consent Agenda.*

2. **MN-25-008** Consider Minutes of Regular City Council Meeting on June 10, 2025

#### Informational Reports

3. **IN-25-001** Receive TCEQ Annual Drinking Water Quality Report. This report is provided to remain compliant with the Texas Commission on Environmental Quality (TCEQ) requirements. No discussion or action is required

## Resolutions

4. **RS-25-022** Discuss and consider a Resolution to establish a formal automatic aid agreement between the City of Morgan's Point Resort Fire-Rescue Department and Moffat Volunteer Fire Department
5. **RS-25-023** Discuss and consider Memorandum/Resolution to award RFP 25-01 for road improvement services to Bennett Paving Inc., and authorize the City Manager to execute a contract for said services
6. **RS-25-024** Discuss and consider a Resolution appointing Tom Edwards as a new P&Z committee member to fill vacancy through September 2026

## Ordinances

### Finance Director Update

### City Manager Update

## Adjournment

I certify that a copy of the 7-8-2025 agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board on the 7-3-2025 at 5:00PM and remained posted continuously for at least 72 hours proceeding the scheduled time of the meeting. I further certify that the following news media were properly notified of the above stated meeting: Belton Journal. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. For further information please contact the City Secretary's office at 254-742-3206 .

Camille Bowser, City Secretary

## Notice of Meetings

The Mayor and/or City Council have been invited to attend and/or participate in the following meetings/conferences/events. Although a quorum of the members of the City Council may or may not be available to attend this meeting(s), this notice is being posted to meet the requirements of the Texas Open Meetings Act subsequent opinions of the Texas Attorney General's Office. No official action will be taken by Council.

COFFEE WITH A COP:	Public Safety Center, July 9, 2025, 7:00am-9:00am
LIBRARY COMMITTEE MTG:	Mary Ruth Briggs Library, July 9, 2025, 7:00pm-9:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, July 9, 2025, 7:00pm-8:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, July 10, 2025, 9:00am-10:00am
AUXILIARY MEETING:	Garrett and Mic Hill Event Center, July 10, 2025, 6:00pm-9:00pm
MPR COFFEE W/ A COUNCIL MEMBER STEPHEN BISHOP:	Mary Ruth Briggs Library, July 11, 2025, 8:00am-10:00am
QUARTERLY CLEANUP:	Public Safety Center, July 12, 2025, 8:00am-4:00pm
QUARTERLY CLEANUP:	Public Safety Center, July 12, 2025, 8:00am-4:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, July 14, 2025, 2025, 7:00pm-8:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, July 15, 2025, 2025, 9:00am-10:00am
LIBRARY VOLUNTEER WORKDAY:	Mary Ruth Briggs Library, July 16, 2025, 1:00pm-3:00pm
PARKS & REC MTG:	Priority Charter School Admin Conference Rm, July 16, 2025, 6:00pm-9:00pm

WATER AEROBICS:	Morgan's Point Resort Swimming Pool, July 16, 2025, 7:00pm-8:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, July 17, 2025, 9:00am-10:00am
MPR COPS:	Garrett and Mic Hill Event Center, July 17, 2025, 7:00pm-9:00pm
SUMMER READING PROGRAM:	Mary Ruth Briggs Library, July 19, 2025, 10:00am-12:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, July 21, 2025, 7:00pm-8:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, July 22, 2025, 9:00am-10:00am
PLANNING & ZONING WKSH:	Garrett and Mic Hill Event Center, July 22, 2025, 5:00pm-6:00pm
PLANNING & ZONING MTG:	Garrett and Mic Hill Event Center, July 22, 2025, 6:00pm-8:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, July 23, 2025, 7:00pm-8:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, July 24, 2025, 9:00am-10:00am
MPR EXPLORERS:	Garrett and Mic Hill Event Center, July 24, 2025, 9:00am-12:00pm
SUMMER READING PROGRAM:	Mary Ruth Briggs Library, July 26, 2025, 10:00am-12:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, July 28, 2025, 7:00pm-8:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, July 29, 2025, 9:00am-10:00am
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, July 30, 2025, 7:00pm-8:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, July 31, 2025, 9:00am-10:00am
SUMMER READING PROGRAM:	Mary Ruth Briggs Library, August 2, 2025, 10:00am-12:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, August 4, 2025, 7:00pm-8:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, August 5, 2025, 9:00am-10:00am
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, August 6, 2025, 7:00pm-8:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, August 7, 2025, 9:00am-10:00am
MPR COFFEE WITH COUNCIL MEMBER:	Mary Ruth Briggs Library, August 8, 2025, 8:am-10:00am
SUMMER READING PROGRAM:	Mary Ruth Briggs Library, August 9, 2025, 10:00am-12:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, August 11, 2025, 7:00pm-8:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, August 12, 2025, 7:00pm-8:00pm
CITY COUNCIL WKSH:	Garrett and Mic Hill Event Center, August 12, 2025, 5:00pm-6:00pm
CITY COUNCIL MTG:	Garrett and Mic Hill Event Center, August 12, 2025, 6:00pm

**PLANNING & ZONING COMMISSION****Morgans Point Resort Summary Sheet**

**Agenda Item:** Special Use permit for short term rental at 29 Vista Dr. MPR

**Agenda Item Summary:**

The application process was completed, and the owners acknowledged all ordinance requirements. The owners were not present, but their management representatives were there. We informed them of the ordinance requirements. The owners purchased the property in September 2024. Their document purchase address is California. This is a second home.

P&Z discussed the property and the requirements to adhere to ordinances and did not find a reason for denial.

**Public Notification and Input:**

Public Hearing was held on June 24, 2025. Notification letters were sent to those within 200ft of resident. There was one resident who expressed concerns regarding parking and other short-term rentals in the same neighborhood. Resident was informed of MPR ordinances and encouraged them to notify the police if renters are in violation. This will allow review of permits if owners are out of compliance.

**Recommendation(s):** By vote of 4 to 0 the P&Z recommended moving the item forward for City Council consideration.

**Agenda Item Action:** Forward to City Council for final consideration.



**Tanya Marie Brown & Dragan Ristic**

29 Vista Drive

Belton, TX 76513

tanyalosal@gmail.com

562.355.3272

**April 18, 2025**

City of Morgan's Point

Morgan's Point, TX

Dear City of Morgan's Point,

I hope this letter finds you well. I am writing to you as a homeowner and proud member of the Morgan's Point community. Our property in Morgan's Point serves as our family's second home, and more importantly, it is the place we plan to call our forever home upon retirement.

We have grown to love the peace, beauty, and strong sense of community that Morgan's Point offers, and we are fully committed to preserving and contributing positively to that environment. This home is not just an investment; it's the foundation of our future and a place where we hope to create lasting memories for generations to come.

In the meantime, we are currently navigating the financial responsibilities of putting two children through college. As you can imagine, the costs associated with higher education are significant, and any supplemental income we can generate is essential to maintaining financial stability for our family during this period.

Therefore, we respectfully ask for your understanding and support as we seek to responsibly use our home during times we are not occupying it to help offset these expenses. The ability to produce some income from the property during these times would have a meaningful impact on our family's financial well-being without compromising our long-term commitment to the Morgan's Point community.

Thank you for your time and consideration. We are grateful to be a part of Morgan's Point and look forward to many more years of connection with this special place.

Warm regards,

Tanya & Dragan



## **SPECIFIC USE PERMIT (SUP) SUBMITTAL CHECKLIST**

- ☒ Complete "Specific Use Permit" Application
- ☒ Site plan / legal survey
- ☒ Copy of the lease / HUD statement
- ☐ Agent authorization to represent property owner (if applicable)
- ☐ Letter of authorization from HOA (if applicable)
- ☐ Payment of application fee (credit card, check/money order, cash)

### **Office Use Only:**

- ☐ Application Completed
- ☐ 200 ft. Certified Letter sent to entities no later than 11 days before P&Z meeting
- ☐ Notices to local newspapers sent
- ☐ Initial Septic Inspection Date: \_\_\_\_\_
- ☐ Initial Home Inspection Date: \_\_\_\_\_
- ☐ Public Hearing Date: \_\_\_\_\_
- ☐ P & Z Approval Date: \_\_\_\_\_
- ☐ Notices to local newspapers sent
- ☐ Council Scheduled Date: \_\_\_\_\_
- ☐ Council Approval Date: \_\_\_\_\_
- ☐ Final Inspection Date: \_\_\_\_\_
- ☐ Certificate of Occupancy Issue Date: \_\_\_\_\_

**Tanya Marie Brown & Dragan Ristic**

29 Vista Drive

Belton, TX 76513

tanyalos@gmail.com

562.355.3272

**April 18, 2025**

City of Morgan's Point

Morgan's Point, TX

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I hope this letter finds you well. I am  
member of the Morgan's Point comm  
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We have grown to love the peace, beauty, and strong sense of community that Morgan's Point offers, and we are fully committed to preserving and contributing positively to that environment. This home is not just an investment; it's the foundation of our future and a place where we hope to create lasting memories for generations to come.

In the meantime, we are currently navigating the financial responsibilities of putting two children through college. As you can imagine, the costs associated with higher education are significant, and any supplemental income we can generate is essential to maintaining financial stability for our family during this period.

Therefore, we respectfully ask for your understanding and support as we seek to responsibly use our home during times we are not occupying it to help offset these expenses. The ability to produce some income from the property during these times would have a meaningful impact on our family's financial well-being without compromising our long-term commitment to the Morgan's Point community.

Thank you for your time and consideration. \

Morgan's Point and look forward to many m

special place.

Warm regards,

Tanya Brunt

Dragan Ristic

Tanya & Dragan





### Office Use Only

Date: \_\_\_\_\_ Application # \_\_\_\_\_ Staff Review \_\_\_\_\_

P & Z Hearing: \_\_\_\_\_ Council Hearing: \_\_\_\_\_ Fees Paid (\$500) ☐ Receipt #: \_\_\_\_\_

### PLEASE PRINT CLEARLY

Applicant Name: Tanya Braun + Dragon Resto

Mailing Address: 29 Vista Dr City: Morgan's Point State: TX Zip: 76613

Phone: (512) 355-3272 E-mail: tanya.los.al@gmail.com

#### OWNER'S INFORMATION

Property Owner: Tanya Braun + Dragon Resto

Mailing Address: 29 Vista Dr City: Morgan's Point State: TX Zip: 76613

Phone: (512) 355-3272 E-mail: tanya.los.al@gmail.com

PROJECT SITE ADDRESS: 29 Vista Dr., Morgan's Point, TX

Legal description: Section 8.B Block 5 Lot(s) 11

Total Acreage or Square Footage: .31 acres Deed recorded in: 9/3/24

Bell Cad Parcel ID: 1795

SPECIFIC CONDITIONAL USE REQUEST: Short term vacation rental

Applicant understands that the purpose of the Specific Use Permit (SUP) process is to allow certain uses which are not specific; permitted uses within a zoning district. To be considered for a SUP, the requested use must be listed under "Specific Uses" within the applicable zoning district.

#### UTILITIES

Electric Provider: Ambit

Last Septic Inspection Date: 7/30/24





## ADDITIONAL QUESTIONS AND LIST OF CONDITIONS THAT MAY BE INCLUDED IN A SHORT-TERM RENTAL SUP

PROPERTY OWNER: Tanya Brown + Dazan Ristic  
 LOCATION OF PROPERTY: 29 Vista Dr.  
 LEGAL DESCRIPTION: SECTION B-B BLOCK 5 LOT(S) 11  
 EXISTING USE: family's second home  
 HOMEOWNERS ASSOCIATION CONTACT INFO: \_\_\_\_\_

### Sec. 15.4 Specific Use Permit Fees

No permit required by this article shall be issued until the fees prescribed in this section have been paid, nor shall any amendment to a permit be approved until the additional fees, if any, have been paid. The fee for Specific Use Permits Application shall be:

1. Upon applying for a Specific Use Permit: \$500.00 Application Fee
2. Upon Denial of a Specific Use Permit: 50% refund of the Specific Use Permit application fee

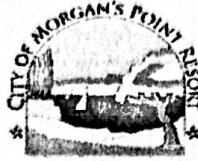
SF – Single-Family Residential and MF – Multifamily Residential

1. Bed and Breakfast Inn or Facility, Tourist Home or Short-Term Rental.
  - a) A maximum of 8 adults and 3 motor vehicles for a structure with 3 or more bedrooms.
  - b) A maximum of 6 adults and 2 motor vehicles for a structure with 2 bedrooms.
  - c) A maximum of 4 adults and 2 motor vehicles for a structure with only one bedroom.
  - d) A maximum of 2 household pets for each structure. Dogs, cats and domestic ferrets must be currently vaccinated (annually) for the rabies virus.

Initial JB OFF-STREET PARKING: All parking will be off-street. \_\_\_\_\_ Off-street parking spaces will be provided for off-street guest parking, which will be adequate for a maximum occupancy of 8 adult guest with 3 motor vehicles. Parking will be in these spaces only.

### Sec. 3.02.013 Off-street parking spaces

For each building site in residential areas there shall be a minimum of two (2) off-street parking spaces on an improved surface, inclusive of the garage. The concrete apron from the roadway to the property line required by this article may be used to satisfy some or all of this requirement. (Ordinance 4-1, part I, sec. I(D), adopted 6/13/02; Ordinance adopting Code)



**Sec. 12.04.001 Parking in right-of-way; obstructions in right-of-way**

(a) Restrictions.

(1) Parking of trailers, motor homes or boats. The street right-of-way between the roadway and the property line of any property shall not be used for parking of travel trailers, motor homes, boats and/or trailers, whether or not attached to towing vehicles, for longer than 48 consecutive hours.

**Sec. 12.04.002 Parking large vehicles in residential area; parking vehicle with motor or equipment running**

(a) Parking large vehicles. A person commits an offense if he stops, parks, or stands a truck-tractor, road tractor, semi-trailer, bus, trailer or a truck with more than two axles, rated capacity in excess of one and one-half tons or with a height of more than nine feet, according to the manufacturer's classification, in front of or forward of any building setback line (as shown by the property's plat or the zoning ordinance) and not upon an improved surface which has been inspected and approved by the city, upon property within a residential area.

(b) Parking vehicle with motor or equipment running. It shall be unlawful for any person owning or having control of any motor vehicle or trailer to park or leave standing said motor vehicle or trailer in a residential area with the motor or accessory equipment (such as a refrigeration unit) running.

Initial SB **NOISE AND LIGHTING:** Exterior lighting to be only landscape lighting. All noise audibles from outside, and all light visible from outside the property shall be maintained at low levels appropriate to a single-family neighborhood. No large parties are permitted.

**Sec. 8.03.003 Specific noises prohibited**

The playing of any radio, phonograph or any musical instrument in such manner, or with such volume, particularly during the hours between 11:00 p.m. and 7:00 a.m., as to create a noise such as reasonably calculated to disturb a person of ordinary disposition under the same or similar circumstances residing in a dwelling or other type of residence in the vicinity. No stationary loudspeaker or amplifier shall be operated on any weekday between the hours of 11:00 p.m. and 7:00 a.m., and no such stationary loudspeaker or amplifier shall be operated at any time on Sunday between the hours of 7:00 a.m. and 1:00 p.m.

**NUMBER OF BEDROOMS:** 4 **PROPOSED MAXIMUM OCCUPANCY:** 8 guests.

Initial SB **OCCUPANT REGULATIONS AND GUIDELINES:** Guest Guidelines are attached hereto and made a part of the Specific Use Permit. The short-term rental shall be operated in accordance with the guidelines. These guidelines shall be furnished to all guests.



Initial B **PROPERTY MANAGEMENT:** Owner will provide guests and City police department with owner's telephone number to assure Owner's immediate knowledge of any concerns that may arise. (If not, owner occupied) Owner agrees to always retain under contract a responsible local management company the property is used as a non-owner-occupied short-term rental. The management company shall advise guests of the applicable conditions contained herein, receive, and pass on the owner any complaints received and at owner's direction act upon such complaints. (If owner occupied) The property shall be the owner's principal place of residence and the owner shall actively always supervise and manage the property that it is used as a short-term rental.

Initial B **MISCELLANEOUS:** Owner agrees to maintain the property in a manner conducive to the health and safety of the guests and the neighborhood. All trash and garbage will be placed in provided receptacles. No trash bags shall be left out in the open. The exterior of the rental and the landscaping, including lawns, will be always maintained in good condition.

Initial B **REVOCATION:** The sup may be revoked by the City Council upon recommendation of the Planning and Zoning Commission in the event of the violation of any of the conditions contained therein.

Initial B **OWNER COMPLIANCE:** Owners agree to comply with all City of Morgan's Point Resort Ordinances, and all state, county and City laws, rules and regulations.

**ACCEPTED AND AGREED TO:**

Tanya Brown

OWNER SIGNATURE

Dragan Ristic

OWNER SIGNATURE

Tanya Brown

PRINT NAME

DRAGAN RISTIC

PRINT NAME

4/18/25

DATE

4/18/25

DATE





### MY REQUEST IS BASED ON THE FOLLOWING:

- The use requested by the applicant is set forth as a conditional use in the zoning ordinance.
- The nature of the use is reasonable.
- The special use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area.
- The specific use permit does not adversely affect an adjacent property by its resulting traffic through the location, or its lighting; and
- That any additional conditions specified, if any, ensure that the intent and purposes of the zoning ordinances are being upheld.

### SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand the City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm, or agent may delay the review of the Application. I authorize City of Morgan's Point Resort Staff to visit and inspect the property for which this application is being submitted. I agree to attend or have a representative attend the Planning & Zoning Commission and City Council meetings. I have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning actions to ensure that there are no restrictions on the subject property and understand that the City zoning action does not relieve any obligation of these restrictions.

Applicant's Signature: \_\_\_\_\_

*Larry Brown & Dragon Post* Date: 4/18/25

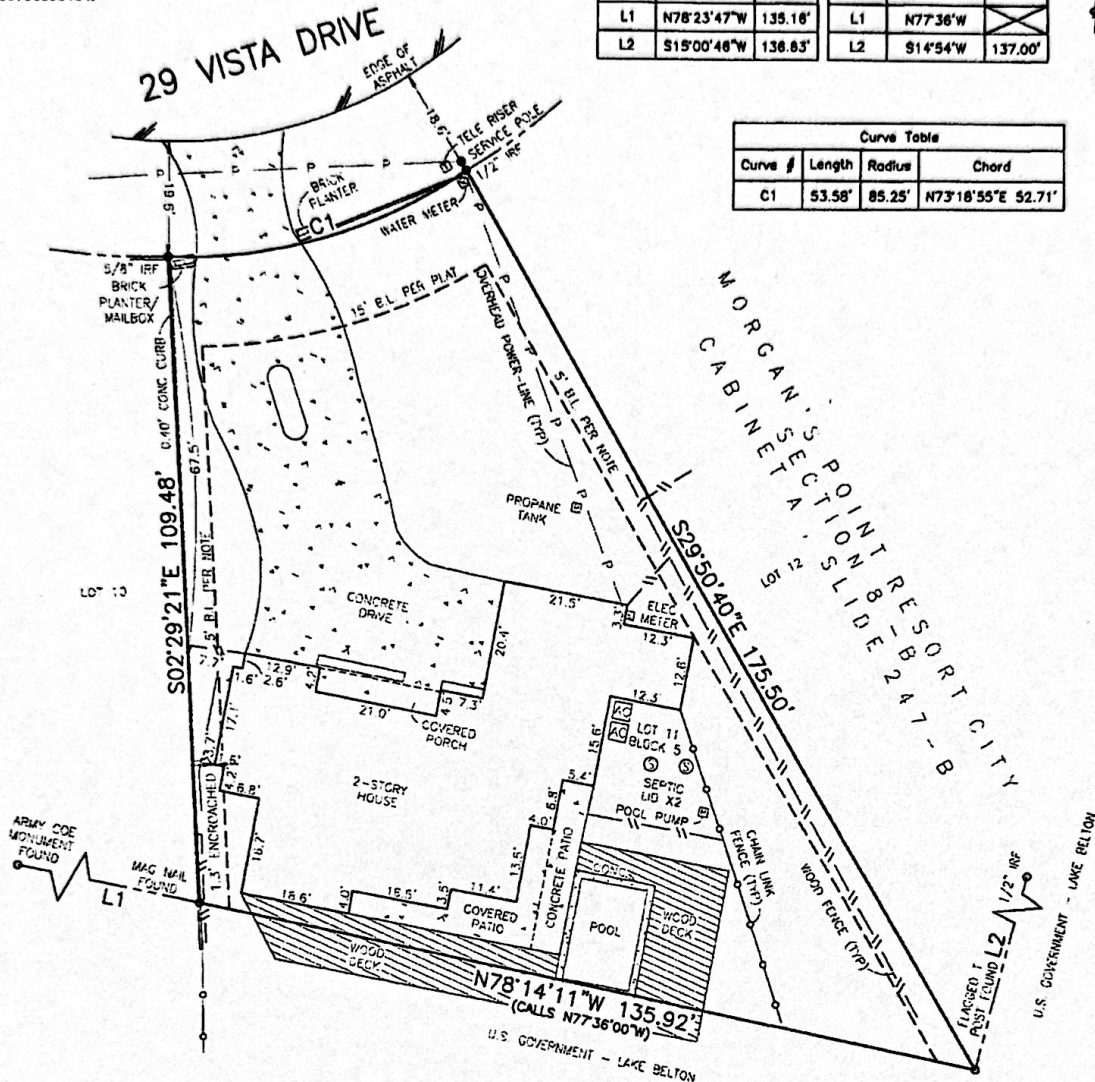
Bearing Base: Texas State Plane  
Coordinate System (NAD 1983) as  
determined by G.P.S. observation.

# TSPS LAND TITLE SURVEY

NOTE: BUILDING LINES SHOWN ARE PER VOL.  
Doc. # 196700003494.

Line Table			Cuts Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N78°23'47"W	135.18'	L1	N77°36'W	
L2	S15°00'46"W	136.83'	L2	S14°54'W	137.00'

Curve Table			
Curve #	Length	Radius	Chord
C1	53.58'	85.25'	N73°16'55"E 52.71'



Restrictions of Record:  
Doc. # 196700003494  
Doc. # 197600002307  
Doc. # 197600019555

LOT ELEVEN (11), IN BLOCK FIVE (5), IN MORGAN'S POINT RESORT CITY, SECTION 8-B, IN Bell COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 247-B, PLAT RECORDS OF Bell COUNTY, TEXAS.



STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS, that I Victor D. Turley, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground of the property described herein and is correct and that there are no discrepancies, conflicts, shortages in the area, easements, and right-of-ways except as shown hereon, that this tract of land has access to and from a public road, and I have marked all corners with monuments. This Survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, TSPS Land Title Survey.

This Property Appears not to be within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C0175E, dated September 26, 2008. This statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or Turley Associates Inc.

IN WITNESS THEREOF, my hand and seal, this the 27th day of August 2024.

*Victor D. Turley*

Victor D. Turley, R.P.L.S., No. 2475



29 VISTA DRIVE  
LOT 11, BLOCK 5  
MORGAN'S POINT RESORT CITY  
SECTION 8-B  
BELL COUNTY, TEXAS

DATE: 08/27/2024	SCALE: 1:20	OWN. BY: BRC
REFERENCE:	F.B. & L.B.: 1112/26	
FILE NO.: 24-2394	SHEET: 1	



# Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

## Closing Information

Date Issued 9/3/2024  
 Closing Date 9/3/2024  
 Disbursement Date 9/4/2024  
 Settlement Agent TEJAS LAND & TITLE  
 File # 24-484-1  
 Property 29 VISTA DR  
 BELTON, TX 76513  
 Sale Price \$875,000

## Transaction Information

Borrower DRAGAN RISTIC  
 27774 PEBBLE BCH  
 MISSION VIEJO, CA 92692

Seller Jimmy Ashby  
 29 Vista Dr, Belton TX 76513

Lender PROVIDENT FUNDING ASSOCIATES, L.P.

## Loan Information

Loan Term 30 years  
 Purpose Purchase  
 Product Fixed Rate  
 Loan Type ☒ Conventional ☐ FHA  
☐ VA ☐  
 Loan ID # 834080322  
 MIC # 73117177

## Loan Terms

## Can this amount increase after closing?

Loan Amount	\$766,550	NO
Interest Rate	6.875%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$5,035.69	NO
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment	NO	

## Projected Payments

Payment Calculation	Years 1 - 9	Years 10 - 30
Principal & Interest	\$5,035.69	\$5,035.69
Mortgage Insurance	+ \$198.03	+ -
Estimated Escrow <i>Amount can increase over time</i>	+ \$1,610.13	+ \$1,610.13
Estimated Total Monthly Payment	\$6,843.85	\$6,645.82
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$1,610.13 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>
		In escrow? YES YES

## Costs at Closing

Closing Costs	\$27,760.82	Includes \$7,156.30 in Loan Costs + \$20,604.52 in Other Costs - \$0.00 in Lender Credits. See page 2 for details.
Cash to Close	\$107,879.99	Includes Closing Costs. See Calculating Cash to Close on page 3 for details.



**Loan Calculations**

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$1,838,971.64
<b>Finance Charge.</b> The dollar amount the loan will cost you.	\$1,066,515.39
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	\$765,739.12
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	7.077 %
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	136.437%

**Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)

**Other Disclosures****Appraisal**

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

**Contract Details**

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

**Liability after Foreclosure**

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- ☒ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- ☐ state law does not protect you from liability for the unpaid balance.

**Refinance**

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

**Tax Deductions**

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

**Contact Information**

Name	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
	Provident Funding Associates, L.P.	Synergy One Lending, Inc.	EXP Realty, LLC	Ashby Real Estate Group LLC	Tejas Land & Title
<b>Address</b>	1235 North Dutton Avenue, Suite E, Santa Rosa, CA 95401	3131 Camino Del Rio N, Suite 150, San Diego, CA 92108	15950 Dallas Pkwy, #400, Dallas, TX 75248	2322 S 57th St, Temple, TX 76502	200 Paloma Dr #100, Temple, TX 76502
<b>NMLS ID</b>	3821	1907235			
<b>TX License ID</b>			603392	90014908	2692620
<b>Contact</b>	Margaret Basques	Michael Lynn Brooks II	Sarah Hamman	Jimmy Ashby	Valerie Rushing
<b>Contact NMLS ID</b>		195691			
<b>Contact TX License ID</b>			0702756	639117	2506140
<b>Email</b>	mbasques@provident.com	mbrooks@s11.com	sarah@hammangroup.com	jkshby@ashbygrouprealtors.com	valerie@tejaslandtitle.com
<b>Phone</b>	(412) 278-5950	(214) 282-7540	(682) 266-8107	(254) 913-3792	(254) 239-0100

**Confirm Receipt**

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

DRAGAN RISTIC

Date

Date

Date

Date

# Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
<b>A. Origination Charges</b>		<b>\$789.55</b>			
01 0.103 % of Loan Amount (Points)	\$789.55				
02 Origination Fee To Synergy One Lending, Inc.					\$15,000.00
03					
04					
<b>B. Services Borrower Did Not Shop For</b>		<b>\$1,117.00</b>			
01 Appraisal Fee To Lendervend, LLC		\$795.00			
02 Credit Report Fee To Cbc Innovis	\$132.00				
03 Tx Attorney Doc Prep Fee To Bm&G	\$190.00				
04					
05					
06					
07					
08					
09					
10					
<b>C. Services Borrower Did Shop For</b>		<b>\$5,249.75</b>			
01 Property Survey Fee To Turley & Associates			\$811.88		
02 Title-Courier/Delivery/Fed-Ex Fee To Tejas Land & Title	\$50.00				
03 Title-Endorsement(S) Fees To Tejas Land & Title	\$267.25				
04 Title-Guaranty Fee To Texas Title Insurance Guaranty	\$2.00		\$2.00		
05 Title-Lender's Title Insurance Fee To Tejas Land & Title	\$4,345.00				
06 Title-Notary To Bancserv	\$175.00				
07 Title-Recording Services Fee To Tejas Land & Title	\$10.50				
08 Title-Settlement/Escrow Fee To Tejas Land & Title	\$400.00		\$400.00		
09 Title-Tax Certification/Search To National Taxnet			\$36.85		
10					
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>		<b>\$7,156.30</b>			
Loan Costs Subtotals (A + B + C)	\$6,361.30	\$795.00			

Other Costs					
<b>E. Taxes and Other Government Fees</b>					
01 Recording Fees	Deed: \$14.00 Mortgage: \$98.00	\$112.00			
02 Transfer Tax					
03					
04					
<b>F. Prepaids</b>					
01 Homeowner's Insurance Premium ( 12 mo.) USAA (United		\$3,366.39			
02 Mortgage Insurance Premium ( mo.)		\$3,805.56			
03 Prepaid Interest (\$146.39 per day from 9/4/2024 to 9/1/2024 )		(\$439.17)			
04 Property Taxes ( mo.) to					
05					
<b>G. Initial Escrow Payment at Closing</b>					
01 Homeowner's Insurance \$317.13 per month for 3 mo.		\$951.39			
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$1,293.00 per month for 13 mo.		\$16,809.00			
04					
05					
06 Aggregate Adjustment		-\$634.26			
<b>H. Other</b>					
01 Home Warranty To American Home Shield			\$740.00		
02 Owner's T-3 Endorsement To Tejas Land & Title			\$245.80		
03 Realtor Commission Buyer To Exp Realty, LLC			\$21,875.00		
04 Title-Owner's Title Ins (Optional) To Tejas Land & Title			\$671.00		
05					
06					
07					
08					
09					
10					
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>		<b>\$20,604.52</b>			
Other Costs Subtotals (E + F + G + H)		\$20,604.52			

<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>	<b>\$27,760.82</b>			
Closing Costs Subtotals (D + I)	\$26,965.82	\$795.00	\$24,782.53	\$15,000.00
Lender Credits				



**Calculating Cash to Close**

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$25,413.00	\$27,760.82	YES • See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	-\$795.00	YES • You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$108,450.00	\$108,450.00	NO
Deposit	-\$17,300.00	-\$17,300.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	\$0	NO
Adjustments and Other Credits	-\$5,268.00	-\$10,235.83	YES • See details in Sections K and L
<b>Cash to Close</b>	<b>\$111,295.00</b>	<b>\$107,879.99</b>	

**Summaries of Transactions**

Use this table to see a summary of your transaction.

**BORROWER'S TRANSACTION**

<b>K. Due from Borrower at Closing</b>	<b>\$901,965.82</b>
01 Sale Price of Property	\$875,000.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$26,965.82
04	
05	
<b>Adjustments</b>	
06	
07	
08	
09	
<b>Adjustments for Items Paid by Seller in Advance</b>	
10 City/Town Taxes to	
11 County Taxes to	
12 Assessments to	
13	
14	
15	
<b>L. Paid Already by or on Behalf of Borrower at Closing</b>	<b>\$794,085.83</b>
01 Deposit	\$17,300.00
02 Loan Amount	\$766,550.00
03 Existing Loan(s) Assumed or Taken Subject to	
04 Seller Credit	
05	
<b>Other Credits</b>	
06 Title Premium Adjustment	\$4,245.00
07 Deed Fee Sellers Portion from Seller	\$90.00
08	
<b>Adjustments</b>	
09	
10	
11	
<b>Adjustments for Items Unpaid by Seller</b>	
12 City/Town Taxes to	
13 County Taxes 1/1/2024 to 9/4/2024	\$5,900.83
14 Assessments to	
15	
16	
17	

**CALCULATION**

Total Due from Borrower at Closing (K)	\$901,965.82
Total Paid Already by or on Behalf of Borrower at Closing (L) -	\$794,085.83
<b>Cash to Close</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	<b>\$107,879.99</b>

**SELLER'S TRANSACTION**

<b>M. Due to Seller at Closing</b>	<b>\$875,000.00</b>
01 Sale Price of Property	\$875,000.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
<b>Adjustment</b>	
06	
07	
08	
09	
<b>Adjustments for Items Paid by Seller in Advance</b>	
10 City/Town Taxes to	
11 County Taxes to	
12 Assessments to	
13	
14	
15	
<b>N. Due from Seller at Closing</b>	<b>\$35,018.36</b>
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$24,782.53
03 Existing Loan(s) Assumed or Taken Subject to	
04 Seller Credit	
05 Payoff of First Mortgage Loan	
06 Payoff of Second Mortgage Loan	
07 Deed Fee from Seller	\$90.00
08	
09	
<b>Adjustments</b>	
10 Title Premium Adjustment	\$4,245.00
11	
12	
<b>Adjustments for Items Unpaid by Seller</b>	
13 City/Town Taxes to	
14 County Taxes 1/1/2024 to 9/4/2024	\$5,900.83
15 Assessments to	
16	
17	
18	

**CALCULATION**

Total Due to Seller at Closing (M)	\$875,000.00
Total Due from Seller at Closing (N) -	\$35,018.36
<b>Cash</b> <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	<b>\$839,981.64</b>

## Additional Information About This Loan

### Loan Disclosures

#### Assumption

If you sell or transfer this property to another person, your lender

- ☐ will allow, under certain conditions, this person to assume this loan on the original terms.
- ☒ will not allow assumption of this loan on the original terms.

#### Demand Feature

Your loan

- ☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- ☒ does not have a demand feature.

#### Late Payment

If your payment is more than 15 days late, your lender will charge a late fee of 5% or the maximum allowable by state law of the total principal and interest payment.

#### Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- ☐ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- ☐ may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- ☒ do not have a negative amortization feature.

#### Partial Payments

Your lender

- ☐ may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- ☐ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- ☒ does not accept any partial payments.
- If this loan is sold, your new lender may have a different policy.

#### Security Interest

You are granting a security interest in

29 VISTA DR  
BELTON, TX 76513

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

#### Escrow Account

For now, your loan

- ☒ will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

#### Escrow

Escrowed Property Costs over Year 1	\$21,697.92	Estimated total amount over year 1 for your escrowed property costs: <i>Property Taxes, Homeowner's Insurance, Mortgage Insurance</i>
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs:  You may have other property costs.
Initial Escrow Payment	\$17,126.13	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$1,808.16	The amount included in your total monthly payment.

- ☐ will not have an escrow account because ☐ you declined it ☐ your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

#### No Escrow

Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

#### In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

## ORDINANCE 25-011

**AN ORDINANCE OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, GRANTING A SPECIFIC USE PERMIT FOR 29 VISTA DR, MORGAN'S POINT RESORT, TEXAS, SECTION 8B, BLOCK 005, LOT(S) 0011, BELL CAD PARCEL ID 1795;**

**WHEREAS,**

1. The City of **Morgan's Point Resort** received a request for a **Specific Use Permit (SUP)** for the property located at **29 Vista Dr, Morgan's Point Resort TX 76513** to allow a **short-term vacation rental in a residential zoning district**.
2. The **Planning and Zoning Commission** held a public hearing on **June 24, 2025**, and forwarded a **recommendation of approval** to the **City Council**.
3. The **City Council** conducted a public hearing on **July 8, 2025**, in accordance with the Texas Local Government Code and the City's zoning regulations.
4. After considering public testimony and staff recommendations, the City Council finds that the requested **Specific Use Permit** is in compliance with the **City's Comprehensive Plan** and will not adversely affect the surrounding properties.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF MORGAN'S POINT RESORT, TEXAS:**

### **SECTION 1. APPROVAL**

A **Specific Use Permit (SUP)** is hereby **granted** for the property located at **29 Vista Dr, Morgan's Point Resort TX 76513**, allowing **short-term vacation rental in a residential zoning district**, subject to the following conditions:

1. Legal Description of Property **Exhibit A**.
2. Compliance with all applicable building codes and ordinances of the City of **Morgan's Point Resort**.
3. Any additional conditions imposed by the City Council.

### **SECTION 2. OPEN MEETINGS**

This ordinance was approved by the City Council at a regularly scheduled meeting duly posted in accordance with the Texas Open Meeting Act and at which a quorum was present and voting.

### **SECTION 3. SEVERABILITY**

In the event that one or more of the provisions contained in this Ordinance shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability of this Ordinance shall be construed as if such invalid, illegal or unenforceable

provision has never been contained herein, but shall not affect the remaining provisions of this Ordinance , which shall remain in full force and effect.

#### **SECTION 4. EFFECTIVE DATE**

This ordinance shall become effective immediately upon its publication as required by Texas law.

**PASSED AND APPROVED** this 8th day of July 2025, by \_\_\_\_ (ayes) to \_\_\_\_ (nays) with \_\_\_\_ abstentions by vote of the City Council of the City of Morgan's Point Resort, Texas.

---

James Snyder, Mayor  
City of Morgan's Point Resort

ATTEST:

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Camille Bowser, City Secretary  
Morgan's Point Resort

#### **EXHIBITS (IF APPLICABLE):**

**Exhibit A – Legal Description of Property**





## City of Morgan's Point Resort

### Minutes

#### City Council Regular Session

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Tuesday, June 10, 2025

6:00 PM

MPR EVENT CENTER – 60  
Morgan's Point Blvd

To View the meeting go to: [www.MorgansPointResortTX.com/YouTube](http://www.MorgansPointResortTX.com/YouTube)

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#### Call to Order

Meeting was called to order by Mayor, James Snyder, at 6:28 PM

#### PRESENT

Jimbo Snyder  
Roxanne Stryker  
Dorothy Allyn  
Stephen Bishop  
Bruce Leonhardt  
Samuel Pallin

#### Invocation

Led by Mayor Pro-Tem, Roxanne Stryker

#### Pledge of Allegiance

Led by Mayor Pro-Tem, Roxanne Stryker

#### Citizen Comments on Agenda Items

*This is an opportunity for members of the public to suggest the addition of topics for the discussion, or to address topics of interest, with the presentation limited to three (3) minutes. All speakers will conduct themselves in an orderly and lawful manner. All speakers will be recognized prior to speaking and will announce their name and address to be included in the minutes. State law prohibits the Mayor and Members of the City Council from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law.*

Michele Weisman, 1 Ridgewood Dr, MPR - Spoke in regard to needing better traffic control (4 way stop) at FM 2483 Hwy/Tanyard and Morgan's Point Rd ("4 Corners")

(Video 3:16)

## Presentations

### 1. Department Quarterly Briefings

Nayda Santana	Procurement/Special Projects/Grants/Communications
Katrice Jackson	Administrative Services
Chief Taran Vaszocz	Fire-Rescue
BJ Scheible	Public Works
Chief Matthew Schuetze	Police
Steven Pitts	Public Utilities

(Video 4:45)

## Consent Agenda

*All items under this heading are considered to be routine and may be enacted by one motion, unless the Mayor or a Councilmember request that an item be removed for separate discussion. Any item removed from the Consent Agenda will be considered immediately following the motion to approve the Consent Agenda.*

### 2. MN-25-006 Consider Minutes of Regular City Council Meeting on May 13, 2025

### 3. MN-25-007 Consider Minutes of Special Session Council Meeting on May 27, 2025

Motion was made to accept the consent agenda

Motion made by Pallin, Seconded by Stryker.  
Voting Yea: Allyn, Bishop, Leonhardt

Passed

(Video 24:10)

## Resolutions

### 4. RS-25-020 Discuss and consider a Resolution to revise the FY 26 SB224, Catalytic Converter Grant

Motion made to approve Resolution RS-25-017, as amended, updating job titles to include the names of the current position holders. *Note: Although initially assigned Resolution Number RS-25-020, the Council determined to retain the original number RS-25-017. Resolution Number RS-25-020 is now void*

Motion made by Pallin, Seconded by Stryker.  
Voting Yea: Allyn, Bishop, Leonhardt

Passed

(Video 24:57)

## Ordinances

### 5. OR-25-010 Discuss and consider approving an Ordinance of the City of Morgan's Point Resort, Bell County, Texas, to adopt the 2021 edition of the International Fire Code (IFC). This supersedes the previous Resolution adopting this Code.

Motion made to accept OR-25-010, to adopt the 2021 edition of the International Fire Code (IFC)

Motion made by Pallin, Seconded by Leonhardt.

Voting Yea: Stryker, Allyn, Bishop

Passed

(Video 27:18)

### **Executive Session**

The City Council adjourned into Executive Session at 6:57 PM to discuss the following:

Personnel matters, pursuant to Section 551.074 of the Texas Government Code (Municipal Court Judge)

Deliberation regarding real property, pursuant to Section 551.072 of the Texas Government Code (Annexation)

The City Council reconvened into Regular Session at 7:22 PM.

### **6. RS-25-021 Discuss and consider a Resolution appointing a Judge of the Municipal Court**

Motion made to accept RS-25-021, appointing Larry Wilkey as Municipal Court Judge for the City of Morgan's Point Resort

Motion made by Stryker, Seconded by Leonhardt.

Voting Yea: Allyn, Bishop, Pallin

Passed

Larry Wilkey took the Oath of Office and was officially sworn in by Camille Bowser, City Secretary

(Video 54:00)

The City Council adjourned back into Executive Session at 7:24 PM to continue discussions under Sections 551.074 and 551.072 of the Texas Government Code

The Council reconvened into Regular Session at 8:38 PM

### **Adjournment**

Meeting adjourned at 8:38 PM

I certify that a copy of the \_\_\_6-10-2025\_\_\_ agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board on the \_\_\_6-6-2025\_\_\_ at 5:00PM and remained posted continuously for at least 72 hours proceeding the scheduled time of the meeting. I further certify that the following news media were properly notified of the above stated meeting: Belton Journal. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. For further information please contact the City Secretary's office at 254-742-3206 .

ATTEST:

Camille Bowser, City Secretary  
City of Morgan's Point Resort

James Snyder, Mayor  
City of Morgan's Point Resort

## Notice of Meetings

The Mayor and/or City Council have been invited to attend and/or participate in the following meetings/conferences/events. Although a quorum of the members of the City Council may or may not be available to attend this meeting(s), this notice is being posted to meet the requirements of the Texas Open Meetings Act subsequent opinions of the Texas Attorney General's Office. No official action will be taken by Council.

LIBRARY COMMITTEE MTG:	Mary Ruth Briggs Library, June 11, 2025, 7:00 pm-9:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, June 11, 2025, 7:00pm-8:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, June 12, 2025, 9:00am-10:00am
AUXILIARY MEETING:	Garrett and Mic Hill Event Center, June 12, 2025, 6:00pm-9:00pm
MPR COFFEE W/ A COUNCIL MEMBER:	Mary Ruth Briggs Library, June 13, 2025, 8:00am-10:00am
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, June 16, 2025, 2025, 7:00pm-8:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, June 17, 2025, 2025, 9:00am-10:00am
LIBRARY VOLUNTEER WORKDAY:	Mary Ruth Briggs Library, June 18, 2025, 1:00pm-3:00pm
PARKS & REC MTG:	Priority Charter School Admin Conference Rm, June 18, 2025, 6:00pm-9:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, June 18, 2025, 7:00pm-8:00pm
MPR CITY HALL:	City Hall CLOSED for Juneteenth, June 19, 2025
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, June 19, 2025, 9:00am-10:00am
MPR COPS:	Garrett and Mic Hill Event Center, June 19, 2025, 7:00pm-9:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, June 23, 2025, 7:00pm-8:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, June 24, 2025, 2025, 9:00am-10:00am
PLANNING & ZONING WKSHP:	Garrett and Mic Hill Event Center, June 24, 2025, 5:00pm-6:00pm
PLANNING & ZONING MTG:	Garrett and Mic Hill Event Center, June 24, 2025, 6:00pm-8:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, June 25, 2025, 7:00pm-8:00pm
MPR EXPLORERS:	Garrett and Mic Hill Event Center, June 26, 2025, 9:00am-12:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, June 26, 2025, 9:00am-10:00am
EVENT PLANNING COMMITTEE	Garrett and Mic Hill Event Center, June 26, 2025, 7:00pm-8:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, June 30, 2025, 7:00pm-8:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, July 1, 2025, 9:00am-10:00am
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, July 2, 2025, 7:00pm-8:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, July 3, 2025, 9:00am-10:00am
MPR CITY HALL:	City Hall CLOSED for Independence Day, July 4, 2025
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, July 7, 2025, 7:00pm-8:00pm
WATER AEROBICS:	Morgan's Point Resort Swimming Pool, July 8, 2025, 9:00am-10:00am
CITY COUNCIL WKSHP:	Garrett and Mic Hill Event Center, July 8, 2025, 5:00pm-6:00pmCITY
COUNCIL MTG:	Garrett and Mic Hill Event Center, July 8, 2025, 6:00pm



## 2024 Annual Drinking Water Quality Report

The State of Texas requires that all water systems inform customers of the quality of their drinking water. This report contains water quality information.

We would like to thank you for being alert to any water issues that arise and promptly reporting them to water officials.

Our office hours: Monday – Thursday 7:00 AM to 4:00 PM

Friday 7:00 AM TO 11 AM

Phone: (254)742-3204

Fax: (254)780-9287

E-Mail: [Katrice.Jackson@mprtx.us](mailto:Katrice.Jackson@mprtx.us)

Emergencies (after hours): (254)674-9340

Website: [www.morganspointresorttx.com](http://www.morganspointresorttx.com)





# 2024 Annual Drinking Water Quality Report (Consumer Confidence Report) City of Morgan's Point Resort

Item 3.



Phone: (254) 780-1334

[www.morganspointresorttx.com](http://www.morganspointresorttx.com)

## Public Participation Opportunities

**Date:** July 8, 2024  
**Time:** 6:00PM  
**Location:** Regular Council Meeting  
Event Center  
60 Morgan's Point Blvd.  
**Phone Number:** (254) 742-3204

To learn about future public meetings (concerning your drinking water) or to request to schedule one, please call us.

**SOURCE OF DRINKING WATER:** The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, can pick up substances resulting from the presence of animals or from human activity.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (800)-426-4791.

Contaminants that may be present in source water include:

- Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban storm water runoff, and residential uses.
- Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can

also come from gas stations, urban storm water runoff, and septic systems.

- Radioactive contaminants, which can be naturally-occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, EPA prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

Contaminants may be found in drinking water that may cause taste, color, and odor problems. These types of problems are not necessarily causes for health concerns. For more information on taste, odor, or color of drinking water, please contact the system's business office.

## SPECIAL NOTICE

### Required language for ALL Community public water supplies:

You may be more vulnerable than the general population to certain microbial contaminants, such as *Cryptosporidium*, in drinking water. Infants, some elderly or immunocompromised persons such as those undergoing chemotherapy for cancer; persons who have undergone organ transplants; those who are undergoing treatment with steroids; and people with HIV/AIDS or other immune system disorders, can be particularly at risk from infections. You should seek advice about drinking water from your physician or health care providers. Additional guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* are available from the Safe Drinking Water Hotline at (800) 426-4791.

### En Español

Este informe incluye información importante sobre el agua potable. Si tiene preguntas o comentarios sobre éste informe en español, favor de llamar al tel. (254) 742-3204 para hablar con una persona bilingüe en español.



**Required Additional Health Information for Lead** – If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. We are responsible for providing high quality drinking water but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

City of Morgan's Point Resort purchases water from City of Temple. City of Temple provides purchase surface water from LEON RIVER located in Bell County. TCEQ completed a Source Water Susceptibility for all drinking water systems that own their sources. This report describes the susceptibility and types of constituents that may come into contact with your drinking water source based on human activities and natural conditions. The system(s) from which we purchase our water received the assessment report. For more information on source water assessments and protection efforts at our system, Katrice Jackson 254.742.3204.

The TCEQ has completed a Source Water Assessment for all drinking water systems that own their sources. The report describes the susceptibility and types of constituents that may come into contact with your drinking water source based on human activities and natural conditions. The system(s) from which we purchase our water received the assessment report. For more information on source water assessments and protection efforts at our system, contact Katrice Jackson.

### **Definitions and Abbreviations**

**Definitions and Abbreviations** – The following tables contain scientific terms and measures, some of which may require explanation.

**Action Level:** The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

**Avg:** Regulatory compliance with some MCLs are based on running annual average of monthly samples.

**Level 1 Assessment:** A Level 1 assessment is a study of the water system to identify potential problems and

determine (if possible) why total coliform bacteria have been found in our system.

**Level 2 Assessment:** A Level 2 assessment is a very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

**Maximum Contaminant Level or MCL:** The highest level of a contaminant in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

**Maximum Contaminant Level Goal or MCLG:** The level of a contaminant in drinking water below which there is no known or expected health risk. MCLGs allow for a margin of safety.

**Maximum residual disinfectant level or MRDL:** The highest level of disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

**Maximum residual disinfectant level goal or (MRDLG)** – The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLG's do not reflect the benefits of the use of disinfectants to control microbial contamination.

**MFL** million fibers per liter (a measure of asbestos)

**Mrem:** millirems per year (a measure of radiation absorbed by the body)

**na:** not applicable

**NTU:** nephelometric turbidity units (a measure of turbidity)

**pCi/L** picocuries per liter (a measure of radioactivity)

**ppb:** micrograms per liter or parts per billion – or one ounce in 7,350,000 gallons of water.

**ppm:** milligrams per liter or parts per million – on one ounce in 7,350 gallons of water.

**ppq** parts per quadrillion, or picograms per liter (pg/L)

**ppt** parts per trillion, or nanograms per liter (ng/L)

**Treatment Technique or TT:** A required process intended to reduce the level of a contaminant in drinking water.

### **Public Participation Opportunities**

The Water Utilities Department is a part of the city government; therefore, our business hours are **Monday through Thursday, 7:00 a.m. to 4:00 p.m. and Friday, 7:00 a.m. to 11:00 a.m.** Please feel free to find out more about your city and its drinking water. For inquiries please call City Hall at 254-742-3204.

## Coliform Bacteria

Maximum Contaminant Level Goal	Total Coliform Maximum Contaminant Level	Highest No. Of Positive	Fecal Coliform or E. Coli Maximum Contaminant Level	Total No. of Positive E. Coli or Fecal Coliform Samples	Violation	Likely Source of Contamination	Item 3.
0	1 positive monthly sample.	1		0	N	Naturally present in the environment.	

Lead and Copper	Date Sampled	MCLG	Action Level (AL)	90 <sup>th</sup> Percentile	# Sites Over AL	Units	Violation	Likely Sources of Contamination
Copper	2024	1.3	1.3	0.5448	0	ppm	N	Erosion of natural deposits; Leaching from wood preservatives; Corrosion of household plumbing systems.

## 2024 Water Quality Test Results

Disinfection By-Products	Collection Date	Highest Level Detected	Range of Individual Samples	MCLG	MCL	Units	Violation	Likely Source of Contamination
Haloacetic Acids (HAA5) *	2024	39	12 – 74.8	No goal for the total	60	ppb	N	By-product of drinking water disinfection.

\* The value in the Highest Level or Average detected column is the highest average of all HAA5 sample results collected at a location over a year

Total Trihalomethanes (TTHM)	2024	70	35.7 – 127	No goal for the total	80	ppb	N	By-product of drinking water disinfection.
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\* The value in the Highest Level or Average Detected column is the highest average of all TTHM sample results collected at a location over a year

Inorganic Contaminants	Collection Date	Highest Level Detected	Range of Individual Samples	MCLG	MCL	Units	Violation	Likely Source of Contamination
Nitrate [measured as Nitrogen]	2024	1	0.2 – 1.31	10	10	ppm	N	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits.

## Disinfectant Residual

'A blank disinfectant residual table has been added to the CCR template, you will need to add data to the fields. Your data can be taken off the Disinfectant Level Quarterly Operating Reports (DLQOR).'

Disinfectant Residual	Year	Average Level	Range of Levels Detected	MRDL	MRDLG	Unit of Measure	Violation (Y/N)	Source in Drinking Water
Chloramines	2024	2.37	1.3 – 3.4	4	4	mg/L	N	Water additive used to control microbes.

## Violations

### Lead and Copper Rule

The Lead and Copper Rule protects public health by minimizing lead and copper levels in drinking water, primarily by reducing water corrosivity. Lead and copper enter drinking water mainly from corrosion of lead and copper containing plumbing materials.

Violation Type	Violation Begin	Violation End	Violation Explanation
Lead Consumer Notice (LCR)	12/30/2024	02/06/2025	We failed to provide the results of lead tap water monitoring to the consumers at the location water was tested. These were supposed to be provided no later than 30 days after learning the results.

## CITY OF TEMPLE

### Coliform Bacteria

Maximum Contaminant Level Goal	Total Coliform Maximum Contaminant Level	Highest No. of Positive	Fecal Coliform or E. Coli Maximum Contaminant Level	Total No. of Positive E. Coli or Fecal Coliform Samples	Violation	Likely Source of Contamination
0	5% of monthly samples are positive.	1		0	N	Naturally present in the environment.

Lead and Copper	Date Sampled	MCLG	Action Level (AL)	90 <sup>th</sup> Percentile	# Sites Over AL	Units	Violation	Likely Sources of Contamination
Copper	8/18/2022	1.3	1.3	0.24	0	ppm	N	Erosion of natural deposits; Leaching from wood preservatives; Corrosion of household plumbing systems.
Lead	8/18/2022	0	15	4.5	2	ppb	N	Corrosion of household plumbing systems; Erosion of natural deposits.

## 2024 Water Quality Test Results

Item 3.

Disinfection By-Products	Collection Date	Highest Level Detected	Range of Individual Samples	MCLG	MCL	UNITS	Violation	Likely Source of Contamination
Chlorite	2024	0.53	0.0080 – 0.53	0.8	1	ppm	N	By-product of drinking water disinfection.
Haloacetic Acids (HAA5)	2024	39	10.4 – 69.9	No goal for the total	60	ppb	N	By-product of drinking water disinfection.
* The value in the Highest Level or Average Detected column is the highest average of all HAA5 sample results collected at a location over a year								
Total Trihalomethanes (TTHM)	2024	66	23.9 – 116	No goal for the total	80	ppb	N	By-product of drinking water disinfection.

\* The value in the Highest Level or Average Detected column is the highest average of all TTHM sample results collected at a location over a year

Inorganic Contaminants	Collection Date	Highest Level Detected	Range of Individual Samples	MCLG	MCL	Units	Violation	Likely Source of Contamination
Barium	2024	0.0568	0.0568 – 0.0568	2	2	ppm	N	Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits.
Cyanide	2024	60	60 - 60	200	200	ppb	N	Discharge from plastic and fertilizer factories; Discharge from steel/metal factories.
Fluoride	2024	0.2	0.19 - 0.19	4	4.0	ppm	N	Erosion of natural deposits; Water additive which promotes strong teeth; Discharge from fertilizer and aluminum factories.
Nitrate [measured as Nitrogen]	2024	1	1.49 – 1.49	10	10	ppm	N	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits.

Radioactive Contaminants	Collection Date	Highest Level or Average Detected	Range of Individual Samples	MCLG	MCL	Units	Violation	Likely Source of Contamination
Beta/photon emitters	1/04/2023	6.3	6.3 – 6.3	0	50	pCi/L *	N	Decay of natural and man-made deposits.

\*EPA considers 50 pCi/L to be the level of concern for beta particles.

Synthetic organic contaminants including pesticides and herbicides	Collection Date	Highest Level or Average Detected	Range of Individual Samples	MCLG	MCL	Units	Violation	Likely Source of Contamination
Atrazine	2024	1.2	0 – 1.2	3	3	ppb	N	Runoff from herbicide used on row crops.
Simazine	2024	0.15	0 - 0.15	4	4	ppb	N	Herbicide runoff.

Volatile Organic Contaminants	Collection Date	Highest Level Detected	Range of Individual Samples	MCLG	MCL	Units	Violation	Likely Source of Contamination
Carbon Tetrachloride	2024	0.6	0 – 0.6	0	5	ppb	N	Discharge from chemical plants and other industrial activities.

## Disinfectant Residual

'A blank disinfectant residual table has been added to the CCR template, you will need to add data to the fields. Your data can be taken off the Disinfectant Level Quarterly Operating Reports (DLQOR).'

Disinfectant Residual	Year	Average Level	Range of Levels Detected	MRDL	MRDLG	Unit of Measure	Violation (Y/N)	Source in Drinking Water
Chloramines	2024	3.42	1.26 – 4.52	4	4	ppm	N	Water additive used to control microbes.

## Turbidity

	Level Detected	Limit (Treatment Technique)	Violation	Likely Source of Contamination
Highest single measurements	0.19 NTU	1 NTU	N	Soil runoff.
Lowest monthly % meeting limit	100%	0.3 NTU	N	Soil runoff.

Information Statement: Turbidity is a measurement of the cloudiness of the water caused by suspended particles. We monitor it because it is a good indicator of water quality and the effectiveness of our filtration system and disinfectants.

**INTERLOCAL AGREEMENT FOR AUTOMATIC AID FIRE SERVICES BETWEEN THE MOFFAT VOLUNTEER  
FIRE DEPARTMENT AND THE MORGAN'S POINT RESORT FIRE-RESCUE DEPARTMENT**

This Interlocal Agreement for Automatic Aid Fire Services ("Agreement") is entered into by and between the Moffat Volunteer Fire Department, serving the unincorporated area of Bell County known as "Moffat," and the City of Morgan's Point Resort, a general law municipality in the State of Texas ("Morgan's Point Resort") for the mutual automatic aid assistance between the Moffat Volunteer Fire Department and the Morgan's Point Resort Fire-Rescue Department. Moffat and Morgan's Point Resort may hereinafter be referred to individually as the "Party" and/or collectively as the "Parties."

**WHEREAS**, the governmental entities which are Parties to this Agreement desire to enter into an agreement concerning automatic aid fire services;

**WHEREAS**, the Texas Government Code, Chapter 791, the "Interlocal Cooperation Act," authorizes local government entities to enter into interlocal contracts for governmental purposes; and

**WHEREAS**, the Texas Government Code §791.006 specifically authorizes interlocal agreements for fire services;

**THEREFORE**, the Parties mutually agree to provide automatic aid assistance as set forth below:

**TERMS.**

- 1) Each Party agrees to provide automatic assistance to the other upon the occurrence of an emergency condition in any portion of the designated service area as set forth in Attachment 'A,' attached hereto and incorporated herein for all purposes, with the predetermined amount of firefighting equipment, emergency medical equipment and/or personnel in order to assist in the protection of life and property. For the purposes of this Agreement, "emergency conditions" shall include any condition requiring fire protection or emergency medical services, or both.
- 2) The amounts and types of assistance to be dispatched shall be agreed to by the Chief of the Morgan's Point Resort Fire-Rescue Department and the Chief of the Moffat Volunteer Fire Department and may be amended or revised at any time by mutual agreement of the Fire Chiefs as conditions may warrant. The current scope of this mutual aid agreement is outlined in Attachment 'A.'
- 3) The predetermined amount of aid, type of equipment, and number of personnel shall be sent, unless such amount of assistance is unavailable due to emergency conditions confronting either Party's forces at the time of need for assistance under this Agreement.



- 4) In fulfilling their obligations provided for in this Agreement, both Parties shall comply with the procedures set forth in Attachment 'A.'
- 5) Each Party shall at all times be and remain legally responsible for the conduct of their respective fire department employees regardless of whether such employees were performing duties under this Agreement at the request of the requesting department and regardless of whether such employees were acting under the authority, direction, suggestion, or orders of an officer of the requesting City. This assignment of civil liability is specifically permitted by section 791.006 (a-1) of the Texas Government Code and is intended to be different than the liability otherwise assigned under section 791.006(a) of the Texas Government Code.
- 6) All personnel acting on behalf of the Party's fire department under this agreement during the time services are required, shall be paid firefighters of the Party's fire department at the time of performance, or members of an organized volunteer fire department which renders firefighting services.
- 7) Nothing in this Agreement shall be construed as making either Party responsible for the payment of compensation and/or any benefits, including health, property, motor vehicle, or workers' compensation, disability, death, and dismemberment insurance for the other Party's employees and/or equipment. Nothing contained in this Agreement shall be construed as making the Requesting Party responsible for wages, materials, logistical support, equipment, or related travel expenses incurred by the Responding Party.
- 8) Each Party shall own, lease, or rent all equipment used by that Party in the execution of this Agreement, and each Party shall be solely responsible for its equipment and property, including any losses or damages, in the performance of this Agreement.
- 9) Each Party shall bear their own costs in the execution of this Agreement. Neither Party shall be reimbursed by the other for costs incurred pursuant to this agreement.
- 10) The Parties agree that at all times while equipment and/or personnel are traveling to, from, or within the geographical limits of the other Party in performance of this Agreement, such equipment and/or personnel shall be deemed to be employed or used, as the case may be, in the full line and cause of duty of the Party which regularly utilizes or employs such equipment or personnel. Further, such personnel shall be deemed to be engaged in a governmental function of their respective City.
- 11) The mutual obligations herein shall constitute full compensation for all services, and neither Party shall be entitled to any reimbursement for assistance hereunder. Neither Party shall have any liability for failure to expend funds to provide aid hereunder. Each

Party understands and agrees that both Parties have certified funds under this Agreement, and neither Party shall have a cause of action for money against the other Party under this Agreement irrespective of the nature thereof. The sole remedy for failure to provide aid in accordance with this Agreement or for breach of any provision of this Agreement is termination.

**TERM.**

This Agreement shall be in full force and effect until rescinded in writing by either party. This agreement shall be reviewed annually and may be amended or revised from time to time as required and upon the mutual agreement of the Parties' Fire Chiefs.

**NOTICE.**

Unless otherwise provided herein, all notices required or permitted by this Agreement shall be made to the following:

**MOFFAT**

Moffat Volunteer Fire Department  
Chief Matthew Perrine  
5660 Lakeaire Blvd  
Temple, Texas 76502

**CITY OF MORGAN'S POINT RESORT**

Morgan's Point Resort Fire-Rescue Department  
Chief Taran Vaszocz  
6 Lake Forest Dr  
Morgan's Point Resort, Texas 76513

**COMPLIANCE.**

Both Parties shall comply with all Federal, State and City statutes, ordinances, and regulations applicable to the performance of the services under this Agreement.

**ENTIRE AGREEMENT.**

This document embodies the entire agreement and understanding between the Parties hereto, and there are no other agreements, understandings, oral or written, with reference to the subject matter contained herein that are not merged here or superseded by this Agreement.

**AMENDMENTS.**

No alteration, change, modification, or amendment of the terms of this Agreement shall be valid or effective unless made in writing and signed by both Parties hereto and approved by appropriate action of the governing body of each Party.

**WAIVER.**

No waiver of performance by either Party shall be construed as or operate as a waiver for any subsequent default of any terms, covenants, and conditions of this Agreement.

**GOVERNING LAW AND VENUE.**

In the event of any action arising under this Agreement, venue shall be in Bell County, Texas or in the United States District Court for the Western District of Texas. This Agreement shall be construed in accordance with the laws of the State of Texas.

**SEVERABILITY.**

If any provision of this Agreement shall be held to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired.

**TERMINATION/FORCE MAJEURE.**

This Agreement may be terminated by either Party for any reason with 30 days advance written notice to the other Party. Neither Party shall be responsible for damages nor expected to fulfill its obligations under this Agreement should an act of God or other unforeseen catastrophe, or other event reasonably beyond the control of the Party occur and cause such damage or prevent the performance of any obligation contained within this Agreement.

**EXECUTION.**

This Agreement shall be executed by the duly authorized official(s) of each party as expressed in the approving resolution or order of the governing body of such party.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement on the date first above written.

MOFFAT VOLUNTEER FIRE DEPARTMENT      THE CITY OF MORGAN'S POINT RESORT, TEXAS

By: \_\_\_\_\_  
Matthew Perrine, Fire Chief

By: \_\_\_\_\_  
Dennis Baldwin, City Manager

ATTEST:

\_\_\_\_\_  
Camille Bowser, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney's Office



**ATTACHMENT 'A'**

Structural firefighting apparatus will respond on first alarm structural fire incidents. Structural and/or wildfire apparatus will respond to wildland/interface fires in which one or more structures is threatened, and non-structural fire incidents, if designated, in the stipulated response areas.

Fire/EMS units required in addition to first alarm assignment must be requested in accordance with procedures established in the most recently executed Interlocal Mutual Aid Agreement for Fire Services executed between the Parties, as may be amended from time to time.

**Emergency Response****A. Morgan's Point will provide the following to Moffat:**

1. A pumping, aerial or wildfire apparatus as part of the initial alarm assignment to a structural or wildland/interface fire in which one or more structures are threatened.
2. A pumping, aerial or wildfire apparatus after the Third Tone Out for event types assigned a Priority 1 by the Bell County Communications Center.
3. A Medical Rescue Squad or Battalion after the Third Tone Out for medical event types assigned a Priority 1 by the Bell County Communications Center.
4. An apparatus equipped with air monitoring equipment for event types in which a gas leak or odor is reported as part of the initial alarm assignment.
5. Boat with crew to anywhere on Lake Belton, for event types designated in the response plan filed with the Bell County Communications Center.

**B. Moffat will provide the following to Morgan's Point Resort:**

1. A pumping or wildfire apparatus as part of the initial alarm assignment to a structural or wildland/interface fire in which one or more structures are threatened.
2. A pumping or wildfire apparatus after the Third Tone Out for event types assigned a Priority 1 by the Bell County Communications Center.

3. An apparatus of any type or kind having EMS delivery capability after the Third Tone Out for medical event types assigned a Priority 1 by the Bell County Communications Center.

### **Training**

Joint training exercises are to be conducted, at a minimum four times per year to comply with the Insurance Service Organization (ISO). The training exercises will be coordinated and observed by the respective department training officer or designee, for the purpose of maintaining coordination in firefighting procedures, dispatching and communications. The following topics may be utilized for the establishment of training parameters, when applicable:

1. Apparatus Familiarization
2. Boat Operation Procedures
3. Coordination of Engine Companies and EMS units
4. EMS procedures
5. Equipment/Minor Tools Carried
6. Water Supply
7. Incident Command System
8. Communications Procedures

### **Communications**

- A. Dispatch of an Automatic Aid request will be toned out on the responder's primary radio channel.
- B. Communications from the Dispatch Center to mobile units and fire ground communications utilizing portable radios will be on the radio Talk group assigned to the incident by the Bell County Communications Center.
- C. Communications procedures and documents will be provided at the initial training session and updated as needed thereafter.
- D. Upon receipt of an alarm in any of the designated response areas, the dispatch center receiving the alarm will dispatch the proper assignment. Should the agreed upon assistance not be available, the requesting department will be so notified.

**Incident Command**

The officer on the first arriving company will take command of the incident until relieved by the appropriate authority. Overall command of the incident will normally be assumed by the jurisdictional department upon arrival at the scene. The department having jurisdiction may opt to leave command with the established Incident Commander in cases where it is deemed to have a positive overall impact upon the outcome of the incident.

**Fire Incident Reporting**

Each department will be responsible for obtaining needed information to complete fire and emergency medical service reports for incidents within their respective jurisdictions. Assisting units shall cooperate with jurisdictional units to provide necessary information.

DRAFT

**RESOLUTION NO. 25-022****A RESOLUTION OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, TO ESTABLISH A FORMAL AUTOMATIC AID AGREEMENT BETWEEN THE CITY OF MORGAN'S POINT RESORT FIRE-RESCUE DEPARTMENT AND MOFFAT VOLUNTEER FIRE DEPARTMENT.**

**WHEREAS,** The City of Morgan's Point Resort Fire-Rescue Department is a combination type fire department that relies upon a mix of both career and volunteer staffing,

**WHEREAS,** the Fire-Rescue Department provides for a minimum staffing of (1) Texas Commission on Fire Protection commissioned Basic Structural Firefighter, or higher, through the approved City budget;

**WHEREAS,** the Fire-Rescue Department shall meet the minimum staffing requirements of NFPA 1720, *Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Volunteer Fire Department*;

**WHEREAS,** NFPA 1720 specifies that a minimum of (15) staff to assemble an attack in (9) minutes, (90%) of the time, requiring the response of outside agencies to accomplish;

**WHEREAS,** the governmental entities which are Parties to this Agreement desire to enter into an agreement concerning automatic aid fire services;

**WHEREAS,** the Texas Government Code, Chapter 791, the "Interlocal Cooperation Act," authorizes local government entities to enter into interlocal contracts for governmental purposes; and,

**WHEREAS,** the Texas Government Code §791.006 specifically authorizes interlocal agreements for fire services.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, THAT:**

**Section 1.** That The City shall enter into an Automatic Aid Agreement with the Moffat Volunteer Fire Department which is attached hereto.

**Section 2.** The City recognizes and approves of the terms set forth within the agreement.

**Section 3.** This Agreement shall be in full force and effect until rescinded in writing by either party. This agreement shall be reviewed annually and may be amended or revised from time to time as required and upon the mutual agreement of the Parties' Fire Chiefs and as approved by the City Council.

**Section 4. Open Meetings:** This resolution was approved by the City Council at a regularly scheduled meeting duly posted in accordance with the Texas Open Meeting Act and at which a quorum was present and voting.

**Section 5. Severability:** In the event that one or more of the provisions contained in this Resolution shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability of this Resolution shall be construed as if such invalid, illegal or unenforceable provision has never been contained herein, but shall not affect the remaining provisions of this Resolution, which shall remain in full force and effect.



**Section 6. Effective Date:** This Resolution shall be effective immediately upon its adoption.

**PASSED AND APPROVED** this 8th day of July, 2025, by \_\_\_\_ (ayes) to \_\_\_\_ (nays) with no abstentions by a vote of the City Council of the City of Morgan's Point Resort, Texas.

\_\_\_\_\_  
/s/ James Snyder, Mayor

Attest:

APPROVED AS TO FORM:

\_\_\_\_\_  
/s/ Camille Bowser, City Secretary

\_\_\_\_\_  
/s/ Neale Potts, City Attorney

**CITY COUNCIL MEMORANDUM****RS-25-023 CONSIDER A MEMORANDUM/RESOLUTION  
TO AWARD RFP 25-01 FOR ROAD  
IMPROVEMENT SERVICES TO BENNETT  
PAVING INC., AND AUTHORIZE THE CITY  
MANAGER TO EXECUTE A CONTRACT FOR  
SAID SERVICES****ORIGINATING DEPARTMENT**

City Manager's Office

**BACKGROUND INFORMATION**

The City of Morgan's Point Resort has identified a significant opportunity to improve its roadway infrastructure. Many of the city's roads require repair and upgrades to better serve the community. These roadway improvements will enhance the city's roadways' long-term safety, reliability, and usability for both residents and visitors.

**DISCUSSION/CONCLUSION**

To address roadway improvements and meet the procurement requirements of the Texas Local Government Code, the City issued a Request for Proposal (RFP 25-01) for Road Improvement Services. The City received two (2) responses to the RFP. After evaluating the responses, Bennett Paving Inc. was determined to be the most qualified and would bring the best value to the City.

**FISCAL IMPACT**

There will be a fiscal impact when the City engages Bennett Paving Inc. for road improvement services. Funds for such services will be allocated through the City's budgetary process, as approved by City Council.

**RECOMMENDATION**

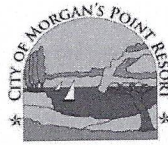
It is recommended that the City Council award RFP 25-01 to Bennett Paving Inc. for road improvement services and authorize the City Manager to execute a contract for said services.

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Camille Bowser, City Secretary  
City of Morgan's Point Resort

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James Sydnor, Mayor  
City of Morgan's Point Resort



## Planning & Zoning Commission Application

Thank you for your interest in volunteering to join the Planning & Zoning Commission! Use this form to provide useful information about yourself. The following information will be shared with current members and City Administration.

Your Name: TOM EDWARDS

Your Preferred Number: 254-346-5125

Your Address: 2 CLIFF HOUSE DR # 102

How long have you lived in Morgan's Point Resort: 22 YEARS

Your email address (please print clearly):

Thomas.Edwards@xerox.com

Briefly describe why you would like to join:

I SERVED ON THE CDC FROM 2011-2021  
I MISS BEING INVOLVED AND WOULD LIKE TO CONTRIBUTE  
AGAIN ON THE PZC

Are you currently involved in any volunteer work? ☐ Yes ☒ No

If yes, your current organizational affiliations (name of organization and your role):

NOTE - I JUST COMPLETED 18 YEARS ON THE BOARD, CLIFF  
HOUSE CONDOMINIUMS. SO NOW I HAVE SOME TIME  
TO CONTRIBUTE TO THE CITY

Are you a builder/developer within the city limits?: ☐ Yes ☒ No ☐ Active Projects

If you join the Planning & Zoning Commission, you agree to provide at least 2-4 hours a month to be in attendance to meetings, and that you do not have any conflicts of interest in participating.

Your signature: Tom Edwards Date: MAY 5, 2021

If you are not selected as a member of the Commission, or if you decide not to join, would you like to be a volunteer to assist our organization in various ways that match your skills and interests?

☒ Yes ☐ No ☐ Perhaps

## RESOLUTION 25-024

**A RESOLUTION OF THE CITY OF MORGAN’S POINT RESORT, BELL COUNTY, TEXAS,  
APPOINTING A MEMBER TO THE PLANNING AND ZONING COMMISSION.**

**WHEREAS**, there is an opening on the Planning and Zoning Commission; and

**WHEREAS**, the Planning and Zoning Commission has recommended the appointment of Tom Edwards to fill the remainder of an unexpired term; and

**WHEREAS**, Tom Edwards has expressed a desire and willingness to serve on the Planning and Zoning Commission and to accept the appointment;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MORGAN’S POINT RESORT, BELL COUNTY, TEXAS, THAT:**

**Section 1.** The facts recited in the preamble of this Resolution are hereby found to be true and correct.

**Section 2.** Tom Edwards is hereby appointed to serve as a member of the Planning and Zoning Commission, with a term beginning on July 8, 2025, and ending on September 30, 2026.

**PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025, BY \_\_\_\_ (ayes) to \_\_\_\_ (nays)  
with no abstentions by a vote of the City Council of the City of Morgan’s Point Resort, Texas.**

\_\_\_\_\_  
James Snyder, Mayor  
City of Morgan’s Point Resort

ATTEST:

\_\_\_\_\_  
Camille Bowser, City Secretary  
City of Morgan’s Point Resort